Expiry Date - 01/03/2022

Development Management – Delegated Officer Report

Application Number: AWDM/2313/21

Recommendation – To Grant Full Permission

Site: 5 Fairlands Elm Grove Lancing West Sussex

Proposal: Extension to existing rear conservatory and extension to garage roof at rear to provide storage at first floor

Date of site visit: 13/01/2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This application relates to a link attached two storey house on the south side of the road. It has a garage set back in the plot and running along the shared boundary with No.9.

Proposal

Planning permission is sought to erect a rear dormer to the garage roof in order to create a store room with ladder access from the ground floor. The dormer would have a rear window facing the rear garden. In addition a rear single storey conservatory addition would link to an existing conservatory and create a wrap around extension along the shared boundary.

Relevant Planning History N/A

Consultations - N/A

Representations - **Lancing Parish Council -** No comment.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposal by virtue of its design, scale and form would not lead to an unacceptable level of harm to the amenity of occupants located at no.9. The development will include a new window to the rear roof elevation to provide light only to a store room with ladder access. While it is not classed as a habitable room there may be some overlooking impact, due to its proximity to the boundary, which may have an impact on the amenities of no.9. It is therefore recommended that the window be obscure glazed. The extended conservatory is at ground floor and is of a height not to impact on neighbouring amenity.

Character

The development would be located to the rear so there is no considered direct impact on the street or local character setting.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *Obscure glaze window*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received

and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: Stuart Corbey Date: 26 January 2022

Authorised and signed by: Peter Barnett Date: 26 January 2022